

08/1

**ZONING AND PLATTING COMMISSION SITE PLAN
SITE PLAN EXTENSION REVIEW SHEET**

CASE NUMBER: SP-2009-0268D(XT2) **ZAP DATE:** August 19, 2014

PROJECT NAME: Central Commerce Business Park

ADDRESS: 16300 Central Commerce Drive

AREA: 4.8 acres

APPLICANT: ACE Fence Management GP LLC
Atten: Charles V. Parker
828 Wagon Trail
Austin, TX 78758
Telephone: (512) 784-3410

AGENT: Holt Planners
Atten: David B. Holt, Jr.
P.O. Box 10903
Austin, TX 78766
Telephone: (512) 327-4660

PROPOSED DEVELOPMENT: The proposed project is for the construction of six (6) one-story buildings and other associated site improvements, including parking, utilities, water quality and detention. The project consists of six phases, of which four have been constructed. Phases Two and Three have not been completed.

EXISTING ZONING: The property is unzoned (ETJ).

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
Austin Monorail Project
The Real Estate Council of Austin, Inc.
Sierra Club, Austin Regional Group
Pflugerville Independent School District

AREA STUDY: N/A

WATERSHED: Walnut Creek

APPLICABLE WATERSHED ORDINANCE: Current/Comprehensive Watershed Ordinance

CAPITOL VIEW: Not in View Corridor

T.I.A.: Not Required

CS/2

SUMMARY STAFF RECOMMENDATION: The applicant is requesting a three-year extension to the previously approved site plan (from June 9, 2014 to June 9, 2017). This request is recommended by staff, as the applicant has constructed at least one structure shown on the original site plan that is suitable for permanent occupancy, and the applicant has constructed a significant portion of the infrastructure required for development for the original site plan.

PREVIOUS APPROVALS:

06/09/2010: Administrative approval of site plan

06/09/2013: Administrative approval of one-year site plan extension

CASE MANAGER: Michael Simmons-Smith (512) 974-1225

michael.simmons-smith@austintexas.gov

A COMPARISON OF THE APPROVED PROJECT WITH CURRENT REGULATIONS:

COMPREHENSIVE WATERSHEDS ORDINANCE: This site plan complies with all requirements of the Comprehensive Watersheds Ordinance.

HILL COUNTRY ROADWAY ORDINANCE: Not Applicable

ENVIRONMENTAL: The site plan complies with all environmental requirements.

TRANSPORTATION: The site plan complies with all transportation requirements.

COMMERCIAL DESIGN STANDARDS: This site plan does not comply with *Subchapter E: Design Standards and Mixed Use*, but is not required to do so because it is in the ETJ.

SUMMARY COMMENTS ON SITE PLAN:

LAND USE: The property is currently unzoned (ETJ), and four of the six proposed buildings have been constructed on the site, as well as the water quality/detention pond, the utility infrastructure and approximately 75 percent of the proposed parking area. Staff recommends approval of the requested three-year Land Use Commission extension to June 9, 2017.

ENVIRONMENTAL: There are no Critical Environmental Features on this site. All environmental comments have been cleared.

TRANSPORTATION: The site will have driveway access from Central Commerce Drive and Waukesha Drive. A traffic impact analysis (TIA) was not required to be submitted with the application for site plan approval.

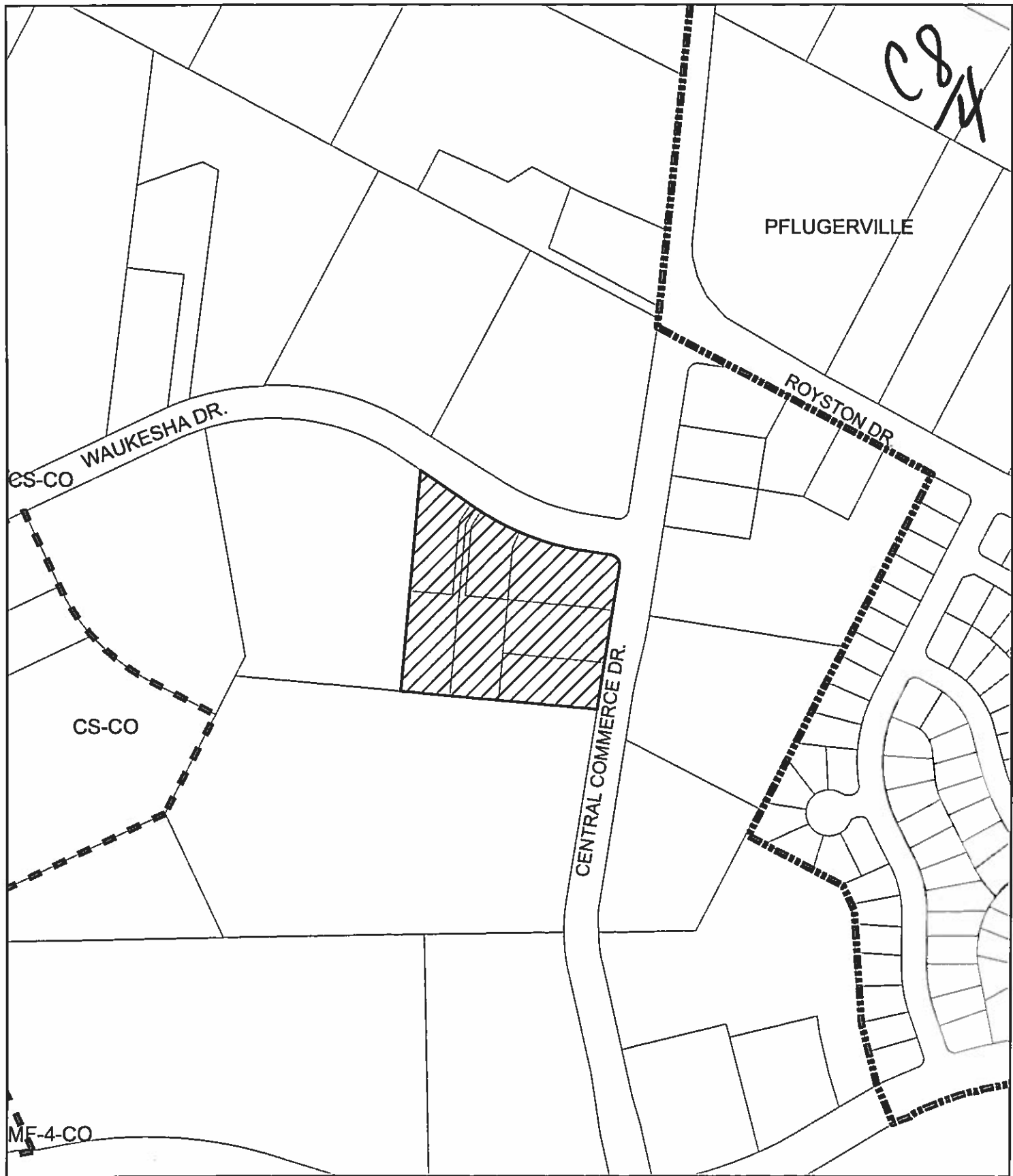
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REVIEW AND EVALUATION CRITERIA

The Land Use Commission may extend the expiration date of this site plan if it finds that the site plan satisfies the criteria set forth in subsection (c) of Section 25-5-62. The Director shall make any one of the following findings:

1. A) The site plan substantially meets the standards that apply to new applications for site plan approval filed on the same day the request for extension is filed under this section.
B) The original application for site plan approval was filed with the good faith expectation by the applicant that the development shown on the site plan would be constructed.
C) *At least one structure shown on the original site plan and suitable for permanent occupancy has been constructed, or*
D) *Significant infrastructure required for development contemplated by the original site plan has been constructed.*
2. If a TIA was required to be submitted with the application for the original site plan, the assumptions and conclusions of that TIA are valid for the revised site plan; or, if those assumptions and conclusions are not now valid, the applicant has submitted an addendum to the TIA that demonstrates traffic impacts will be adequately mitigated. *Not required.*
3. If the TIA was not previously required, the applicant has demonstrated that traffic impacts will be adequately mitigated.
4. The Director has determined there is good cause for the requested extension.

If any interested parties register before the public hearing or speak at the public hearing, there will be a 14 day appeal period following the decision made by the Land Use Commission on the site plan [Section 25-1-182, 25-5-62].



0 75 150 300 Feet
[Scale bar]

SITE PLAN VARIANCE REQUEST

CASE NO.: SP-2009-0268D(XT2)
ADDRESS: 16300 CENTRAL COMMERCE DRIVE
CASE MANAGER: MICHAEL SIMMONS-SMITH





Journal of Interpersonal Violence 28(12)

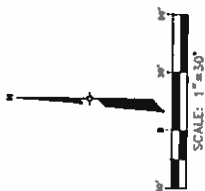
SITE PLAN

8,300 CENTRAL COMMERCE DRIVE
AUSTIN, TEXAS 78660

CENTRAL COMMERCE BUSINESS PARK

DRIVER'S LICENSE

gph	lat 41N30E	41N30E
gph	lat 41N30E	41N30E
gph	lat 41N30E	41N30E
gph	lat 41N30E	41N30E



LEGEND

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| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |

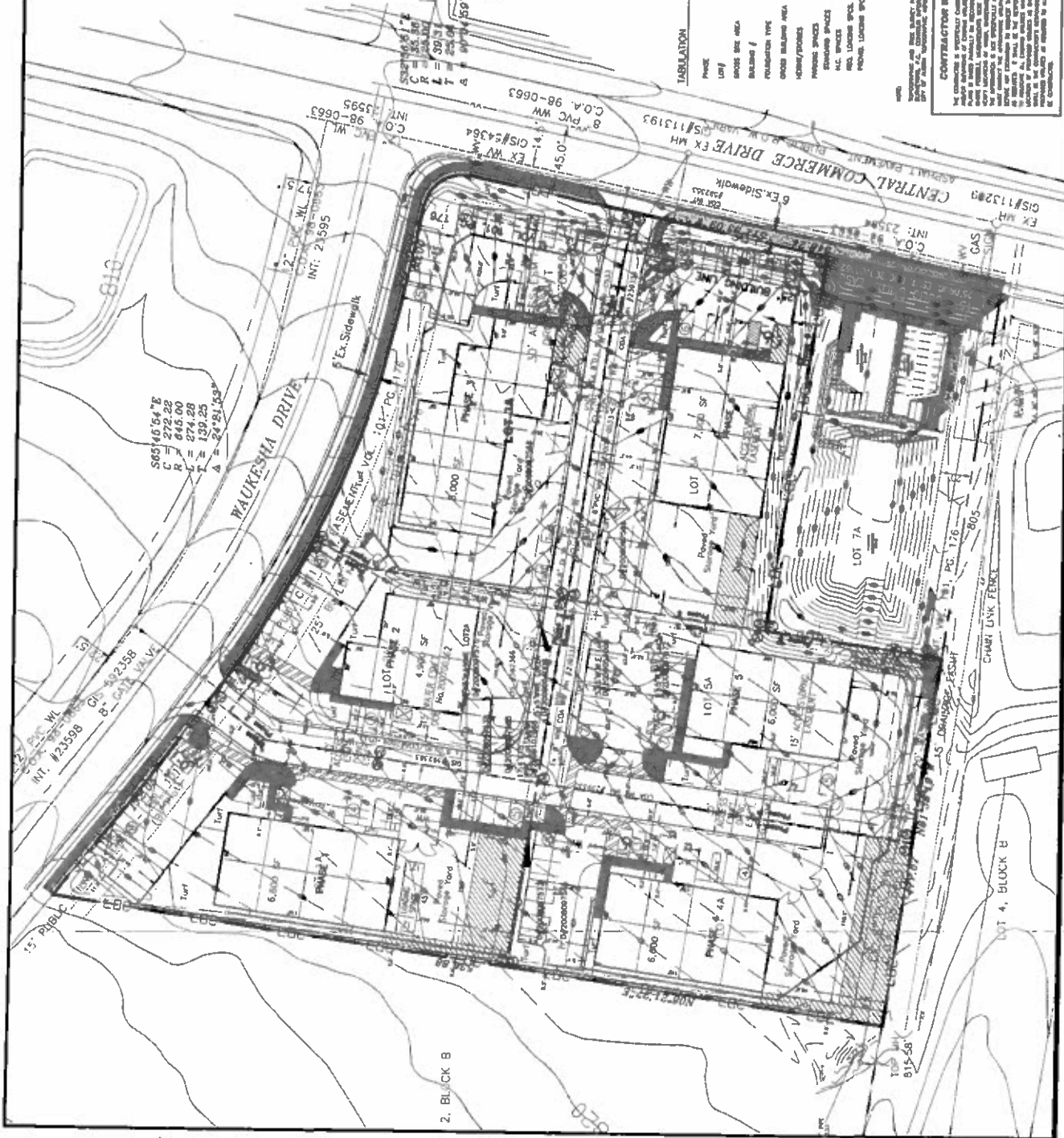
SITE PLAN RELEASE NOTES:

1. All correspondence should be submitted with the enclosed self-addressed return envelope.
2. Please print name and address on the envelope and affix a 10¢ postage stamp.
3. Please send no more than ten entries. Entries received after the deadline will not be considered.
4. Entries must comply with the rules of the Local Development Code Chapter 20-105.
5. Entries must be submitted in triplicate to the Planning & Zoning Department, 1000 E. Main Street, Room 200, Portland, Oregon 97214.
6. Entries must be submitted by the deadline of September 15th, 2000.
7. Entries must be submitted in triplicate to the Planning & Zoning Department, 1000 E. Main Street, Room 200, Portland, Oregon 97214.
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11. The deadline for entries is September 15, 2000. Entries received after the deadline will not be considered.
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TABULATION

Female	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
Male	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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CITY OF AUSTIN
 4000 BRILL ST
 AUSTIN, TEXAS 78704
 (512) 478-1000

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